



**EDENTON-CHOWAN
PLANNING AND INSPECTIONS DEPARTMENT**

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Chowan County Planning Board Minutes

November 16, 2004

7:00 p.m.

County Commissioners' Room

Roll call was taken: Roger Spivey, Jim Leggett, Kathy Williams, Craig Blanchard, Fred Smith, Jack Held and Lia McDaniel were present.

Staff Present: Elizabeth Bryant, Planning Director was present.

Chairman Roger Spivey called the meeting to order.

The minutes from the August 2004 meeting were approved as submitted (motion, McDaniel; second, Leggett; 6-0).

New Business

Information on Proposed Amendment to Chowan County Subdivision Regulations

Ms. Bryant read the proposed amendment (see addendum) and gave the Board background information on why the staff feels such an amendment is necessary. She then asked for comments or questions from the Board.

Mr. Spivey commented on development on NC 32 in Wardsville and how this amendment requiring buffer strips would enhance such projects and protect existing property owners.

Mr. Held asked for clarification on the amendments' limitation on driveways versus entranceways to subdivisions. Ms. Bryant explained that personal driveways would be prohibited, but the number of subdivision entranceways could be determined by the Board in conjunction with the developer.

Mr. Spivey reminded the Board of the recent articles in the Herald regarding zoning and asked about buffer requirements for agricultural or commercial development. Mr. Leggett echoed this question with regard to industrial development. Ms. Bryant explained that this amendment requires the residential subdivider to buffer any commercial or industrial site, but that a future zoning study could address concerns about commercial/industrial development buffering.

Mr. Spivey asked the Board if the wording of the amendment suited them or if they were interested in applying the buffer requirement countywide. Mr. Leggett and Mr. Held both concurred that a countywide application was warranted. Mr. Blanchard asked about the differentiation between a major and minor subdivision, would the amendment apply to small subdivisions of less than five lots? Ms. Bryant explained that the draft of the amendment applies only to major subdivisions (five or more lots) on major highways.

Mr. Leggett, Mr. Spivey, and Mr. Blanchard all voiced concerns about traffic and safety on all roads and wanted to ensure that developers could not evade the proposed regulation by developing on minor highways. The Board concurred that they would like to apply the amendment more broadly and directed staff to give sample language at their next meeting.

Old Business

Ms. Bryant gave the Board an update on Paul Waff's Wharf Landing development, stating that he was nearing the stage of final plat approval and that the Board would see his application soon.

Ms. Bryant also informed the Board that staff had wrapped up presentations to County civic groups regarding a possible countywide zoning study and that a joint meeting between the Board and the County Commissioners would likely be called for January 2005.

Being no further business, Chairman Spivey adjourned the meeting on a motion from Ms. Williams and a second from Mr. Leggett.